

Annual Housing Quality Standards (HQS) Inspections

The City of Marietta Housing Choice Voucher Program is changing the way annual inspections are conducted on all units under a Housing Assistant Payment (HAP) Contract.

Effective February 1, 2010, the City will implement a Re-inspection Option to conduct non-emergency follow-up inspections to verify completion of repairs in which standard deficiencies are cited with a 30 day period for completing the repairs.

Landlords and tenants will now be required to certify to the satisfactory completion of all repairs by sending the HQS Repair Certification to the Housing Officer/Inspector prior to the deadline date for completion of repairs indicated on the HQS Inspection Summary.

The HQS Repair Certification form will be mailed to the landlord and family along with the HQS Inspection Summary when HQS deficiencies are cited during the Annual inspection. The form will also be available on the website.

The landlord and tenant must certify that all repairs have been completed in a satisfactory manner. The signed HQS Repair Certification must then be returned prior to the deadline date in order to avoid interruption of family rental assistance and landlord payments.

Certification for completion of repairs is not permitted if cited deficiencies are hazardous, requiring a 24-hour correction. For these inspections, the unit will be reinspected immediately following the deadline. Other non-life threatening deficiencies may be allowed up to thirty (30) days to correct, depending upon the severity of the problem.

Failure to return the Certification of Repairs before the deadline will result in abatement of the HAP for landlord-responsible failures and tenant termination for tenant-responsible failures.

Quality Control inspections will be conducted on randomly selected units to verify that repairs have actually been completed as certified by the landlords and tenants. If it is determined that the repairs have not been completed as certified, the Housing Assistance Payments (HAP) made to landlords will be abated retroactively to the initial deadline; families will be issued a notice of termination for tenant-caused failures or for falsely certifying to the satisfactory completion of repairs.